



STATE ENVIRONMENTAL POLICY ACT (SEPA) FINAL DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Redmond Triangle

SEPA FILE NUMBER: SEPA-2015-01844

PROJECT DESCRIPTION: The project includes combining 4 parcels and a new 6-story mixed-use building with 2 levels of below grade parking. There is approximately 191 residential units, 7 live-work units, 219 parking stalls and 5,400 sq ft of retail.

PROJECT LOCATION: Entire block of Redmond Way, NE 79th & 166th Ave.

SITE ADDRESS: 16450 REDMOND WAY
REDMOND, WA 98052

APPLICANT: Kate Miller

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the attached mitigating measures, the City's regulations and Comprehensive Plan and applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Gary Lee

PHONE NUMBER: 425-556-2418

EMAIL: glee@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

The final DNS is issued using the Notice of Application with Optional DNS process, provided for under WAC 197-11-355. The comment period for this DNS was provided for during the Notice of Application for the underlying permit. The comment period ended on . Therefore there is no further comment period for this DNS. However this Final DNS may be appealed as provided below.

APPEAL PERIOD

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on 12/02/2015, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF FINAL DNS ISSUANCE: 11/17/2015

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street, Redmond, WA 98052



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

Gary Lee 10/21/15

Date of Review

Gary Lee 10/21/15

To be completed by applicant	Evaluation for Agency Use only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable:</p> <p>Redmond Triangle</p> <p>2. Name of applicant:</p> <p>Tiscareno Associates (Architect)</p> <p>3. Address and phone number of applicant and Contact person:</p> <p>1200 - 6th Avenue Suite 605 Seattle, WA 98101 Attn.: Kate Miller (206) 325-3356 ext. 514</p> <p>4. Date checklist prepared:</p> <p>September 24, 2015</p> <p>5. Agency requesting checklist:</p> <p>Redmond Planning Department</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>0.98 Acres (after R.O.W. take)</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>191+7LW</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>150,000</u></p> <p>iv. Square footage of pavement being added: <u>0</u></p> <p>v. Use or Principal Activity: <u>Multi-Family</u></p> <p>vi. Other information: <u>191 Apt. Units + 7 LW Units + 5,400 SF Retail</u></p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Estimated schedule: Coordinated civil submittal: 11/15 Building permit submittal: 02/16 Approximate construction start: 06/16 Approximate substantial completion: 04/18</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>Geotechnical report dated 05/07/15, prepared by Golder Assoc., Inc. Geotechnical report addendum dated 06/22/15, prepared by Golder Assoc., Inc. Level 2 Hydrogeologic report dated 06/25/15, prepared by Golder Assoc., Inc. Stormwater Report dated 06/15, prepared by Coughlin Porter Lundeen Traffic Impact Analysis dated 04/27/15, prepared by TSI Arborist Report dated 05/07/15, prepared by Tree Solutions, Inc.</p> <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>SPE SEPA Building Permits NPDES Construction General Permit - Ecology</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>A mixed-use project with approximately 191 multi-family units, 7 live-work units, 219 parking stalls (approximately 194 on-site and approximately 25 street stalls) and 5,400 SF of retail space. The project has approximately 280,000 SF gross square feet including 150,000 rentable square feet of multifamily units. The project features a large outdoor courtyard as a building amenity.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>This triangular site is bound by intersections at N.E. Redmond Way and 166th Avenue N.E, N.E. Redmond Way and N.E. 79th Street and N.E. 79th Street and 166th Avenue N.E. Legal description for (4) combined parcels attached (Attachment A).</p>	<p>OK</p> <p>OK</p> <p>OK</p>

[illegible]

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<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>There are no surface indications or history of unstable soils in the project vicinity.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>No fill is expected.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion will be minimal and confined to the excavation period. If any occurs it will be captured on our site. The site which is currently developed with various commercial buildings and associated parking and site improvements will be completely cleared, including complete building demolition. Structure and hardscape removal will expose soils leading to potential erosion. Excavation and shoring will begin immediately containing any possible runoff or erosion.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>100%</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The site will consist of a large open shored excavation and no stormwater will leave the site uncontrolled. Areas of the site stripped to bare soil will not remain uncovered more than required to perform necessary excavation work in the area. Plastic sheeting will be utilized to cover stockpiles, temporary and permanent seeding will be utilized to protect soils.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, approximately 34,000 cubic yards.</p>	<p>OK</p>
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>During construction, there will be some dust, diesel and gas exhaust from temporary generators, construction equipment on site, forklifts and boom trucks, and material delivery trucks. After construction, there will be auto exhaust from tenants using the garage, and exhaust from the natural gas boilers.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Emissions will be mitigated by proper maintenance of equipment while on site, prohibiting machinery from idling when not in use, and controlling dust with water. All finish products will have low VOC emissions.</p>	<p>OK</p> <p>OK</p> <p>OK</p>
<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>N/A</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>N/A</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>N/A</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>N/A</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>N/A</p>	<p>OK</p>
<p>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, answer questions 8 & 9; if No, go to the next section.</p>	<p>OK</p>
<p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p>	<p>N/A</p>
<p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p>	<p>N/A</p>

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<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Provided groundwater depths support an infiltration system, the project will infiltrate clean roof stormwater runoff to recharge groundwater as feasible. Stormwater from pollution generating surfaces will not be infiltrated. Exact quantities unknown. Temporary construction dewatering will be utilized.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No waste material will be discharged to the groundwater. The project will discharge sewage to the municipal sanitary sewer system.</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Stormwater will be the only source of runoff from the site. Stormwater will be collected on the roof and on the site and routed either to a limited on site infiltration system or directly to the municipal storm system in the streets adjacent to the site. Stormwater in the municipal system flows west in Redmond Way within a closed pipe system for approximately 8 blocks before discharging directly to the Sammamish River.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No. Construction best management practices ("BMPs") will be implemented by the contractor during construction to prevent waste from entering ground or surface waters. A spill prevention plan will be in place to provide the appropriate response to construction related issues.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>An approved spill prevention plan will be in place throughout construction to reduce water impacts. Temporary storage of fuel or waste material will be within approved containers with appropriate storage BMPs. No sediment laden runoff will be discharged to the municipal stormwater system.</p>	OK
<p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input type="checkbox"/> Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush</p> <p style="padding-left: 100px;"><input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All vegetation to be removed per written exception request. To be approved with the site plan entitlement application.</p>	<p>OK</p> <p>OK</p>

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<p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:</p> <table border="1" data-bbox="371 489 1172 940"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>1</td> <td>1</td> <td></td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>28</td> <td>28</td> <td></td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>100</td> <td></td> <td>0</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None.</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Proposed street trees and planting per C.O.R. guidelines. Proposed planters at level 2 courtyard. Native plants are not being considered at this time due to the urban nature of the site and surroundings.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	1	1		0	Significant (6" – 30" dbh*)	28	28		0	Percentage (%)	100	100		0	<p>OK</p> <p>OK</p> <p>OK</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	1	1		0																	
Significant (6" – 30" dbh*)	28	28		0																	
Percentage (%)	100	100		0																	

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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>
<p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Natural gas for hot water and heating common areas and commercial spaces. Electric for the project's remaining entire energy needs.</p>	<p>OK</p>

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<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>Our project will only impact buildings adjacent on the north side of 79th if they attempt to put a solar collector on a 1-3 story building (within approximately 30' from the property line).</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>The project will meet Washington State Energy Code, which is one of the most stringent in the country. Specific features include: efficient light fixtures, gas boilers, air conditioning equipment, insulated pipes, increased insulation on the exterior wall, insulated glazing and airtight assemblies for exterior walls.</p>	<p>OK</p> <p>OK</p>
<p>7 Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p> <p>N/A</p> <p>1. Describe special emergency services that might be required.</p> <p>N/A</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>N/A</p>	<p>OK</p> <p>OK</p> <p>OK</p>

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<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>There is some street noise (cars, etc.).</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Construction noise during hours set forth by the city.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None</p>	<p>OK</p> <p>OK</p> <p>OK</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input checked="" type="checkbox"/> Flammable liquids</p> <p>2. <input checked="" type="checkbox"/> Combustible liquids</p> <p>3. <input checked="" type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>	

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<p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> <p>Heating of common areas will be supplied by natural gas provided to the site by Puget Sound Energy.</p>	
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>There are four existing structures on the site. Two are retail uses, one is office use with one residential unit and one is a church. The properties to the east are retail/restaurant; plans for a hotel have been mentioned Properties to the south have a bank and a retail center. To the north, there are single family residences, government service (teen center) and a bank; there are plans for a multi-family structure at the corner of 166th Avenue N.E. and N.E. 79th Street.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Describe any structures on the site.</p> <p>There are four existing structures on the site, uses listed above.</p>	<p>OK</p> <p>OK</p> <p>OK</p>

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what?</p> <p>All existing structures will be demolished.</p>	<p>OK</p>
<p>e. What is the current zoning classification of the site?</p> <p>AP - Anderson Park (Downtown District)</p> <p>Other _____</p>	<p>OK</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Downtown Mixed Use</p> <p>Other _____</p>	<p>OK</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not Applicable</p> <p>Other _____</p>	<p>OK</p>
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>The Redmond Triangle site lies within the City of Redmond Wellhead Protection Zone 1. The site also is designated as a seismic hazard area by the City of Redmond</p>	<p>OK</p>
<p>i. Approximately how many people would reside or work in the completed project.</p> <p>Approximately 285 people.</p>	<p>OK</p>
<p>j. Approximately how many people would the completed project displace?</p>	

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<p>Approximately 15 professionals and 1 resident.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>This project provides new retail space, leasing offices and residential units.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The City of Redmond Comprehensive Plan locates this site in the Downtown Mixed-Use zone promoting a mix of commercial and residential uses. Redmond Zoning Code allows up to 6 stories of structure. Although 4 small structures are being removed, new retail, structured parking and residential units will replace it adding to the desired mixed-use downtown Redmond core.</p> <p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input checked="" type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input type="checkbox"/> Other (specify)</p> <p><input checked="" type="checkbox"/> Residential</p> <p>n. What is the proposed I.B.C. construction type?</p> <p>Five levels of type 5A over one level type 1A.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>Approximately 280,000 SF</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

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<p>0</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>191 multifamily units and 7 live/work units (middle income housing).</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>One unit is eliminated (middle income housing).</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None.</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The tallest proposed height of the structure is approximately 88'-10" measured from the average grade plane. Principal exterior materials may include exposed concrete, masonry, storefront, high quality vinyl windows, FRC siding and metal siding.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Existing structures block current street views. No structures in the immediate vicinity are over 2 stories.</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Unidentified at this time.</p> <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>Typical glass reflections during daylight hours.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The landscape design includes new street trees lining all 3 street fronts. All exterior lighting will be dark sky compliant and will not create light pollution.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>No aesthetic impacts identified. GL</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p>Anderson Park, Downtown Central Park and Bear Creek Trail are within close proximity to the site.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The project will provide an exterior courtyard area for private use by residents and guests.</p>	<p>OK</p> <p>OK</p> <p>OK</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>None</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>If archaeological artifacts or evidence is unearthed or exposed, the find shall be reported immediately to the City. The project shall be halted and a qualified archaeologist shall be called in the investigate and recommend preservation, further evaluation, excavation and appropriate mitigation or other appropriate treatment of the site following the procedures set forth in RZC 21.30.070.C.</p>	<p>OK</p> <p>OK</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>This site is lined by public right-of-ways on all three sides. Two vehicular access points are proposed along N.E. 79th Street.</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The completed project will have approximately 219 stalls (194 on-site and 25 street). There are approximately 31 existing stalls.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>There are plans to widen the N.E. Redmond Way right-of-way. Street improvements are also planned for N.E. 79th Street. The sidewalk will be widened along 166th per City of Redmond requirements.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? A) _____ If known, indicate when peak volumes would occur. _____ - B) _____ a.m. & - C) _____ p.m. How many of these trips occur in the a.m. peak hours? D) _____ How many of these trips occur in the p.m. peak hours? E) _____</p> <p>A) 323 one way daily trips; B) between 7 and 9; C) between 4 and 6; D) 58 new AM peak hour trips (split 14 in and 44 out); E) 69 new PM peak hour trips (split 43 in and 26 out)</p>	<p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p> <p>OK</p>

To be completed by applicant	Evaluation for Agency Use only
<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Unidentified at this time.</p>	<p>OK</p>
<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>Potentially, yes. The project will add approximately 270 residents to the Anderson Park zone.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Unidentified at this time.</p>	<p>OK</p> <p>OK</p>
<p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System 	

To be completed by applicant	Evaluation for Agency Use only
<p><input type="checkbox"/> Other</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Utilities proposed for the project include Domestic and Sprinkler Water services as well as Sanitary Sewer provided by the City of Redmond. Natural Gas and Electricity provided by Puget Sound Energy. Refuse Service provided by Waste Management. Telephone and communications services provided by local providers to be determined.</p>	<p>OK</p> <p>OK</p>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Kate Miller Digitally signed by Kate Miller
DN: cn=Kate Miller, o=Tiscareno Associates, ou,
email=katem@tiscareno.net, c=US
Date: 2015.08.04 15:53:52 -07'00'

Date Submitted: 09/24/15

Relationship of signer to project: Applicant / Project Manager

Attachment A

13. Legal Description

Parcel A

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF STATE AID ROAD (NORTHEAST 79TH STREET), FORMERLY JACKSON STREET, WHICH POINT IS 160.0 FEET EAST AND 373.0 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0°06'00" EAST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 3.96 FEET TO THE NORTHEASTERLY LINE OF STATE ROAD NO. 2 (REDMOND WAY); THENCE SOUTH 66°56'00" EAST ALONG SAID STATE ROAD LINE 158.40 FEET; THENCE NORTH 00°06'00" WEST 63.94 FEET TO THE SOUTH LINE OF SAID STATE AID ROAD; THENCE WEST 145.63 FEET ALONG SAID ROAD LINE TO THE TRUE POINT OF BEGINNING

Parcel B

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF W. A. FAULDS ROAD NO. 177 (JACKSON STREET) WHICH IS 305.63 FEET EAST AND 378 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 12; THENCE EAST, ALONG SAID SOUTH LINE, 150 FEET TO THE EAST LINE OF THE WEST 455.63 FEET OF SAID SECTION 12; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SECTION 12, TO THE NORTHEASTERLY LINE OF STATE ROAD NO. 2; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE, TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel C

THE EAST 95 FEET OF THE WEST 550.63 FEET OF THE SOUTH 197 FEET OF THE NORTH 575 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREROF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF STATE ROAD NO. 2 (REDMOND WAY).

Parcel D

THAT PORTION OF THE EAST 100 FEET OF THE WEST 650.63 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST, W. M., IN KING COUNTY, WASHINGTON, LYING NORTH OF STATE ROAD NO. 2 (REDMOND WAY) AND SOUTH OF COUNTY ROAD NO. 177 (NORTHEAST 79TH STREET).

VICINITY MAP

Project Name and Number: Redmond Triangle, LAND-2015-00874

